



City of Lauderhill
NSP3 Substantial Amendment to
2010 Action Plan

Draft For Public Comment

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Hobbs,Jr., Kennie
Email Address	khobbs@lauderhill-fl.gov
Phone Number	954-730-3030
Mailing Address	5581 W. Oakland Park Blvd.; Lauderhill, Florida 33311

2. Areas of Greatest Need

Map Submission

The map generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website is included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.
<p>Response:</p> <p>The City of Lauderhill utilized the HUD NSP3 Mapping Tool for determining the areas of greatest need. Over 98% of the City of Lauderhill has an index score of 20 which is more than the States Minimum Threshold NSP3 Score of 17. In order to have a visible impact on the community with a focused investment, the best course of action is to continue investment in the original NSP1 target areas: Priority One is Central Lauderhill Community – score 20; Priority Two is North Lauderhill Community – score 20; and Priority Three is South Lauderhill Community – score 20. The Planning Data for each target area is included as Attachment 1.</p> <p>Other resources used were: Realtytrac 2011; HUD NSP3 Mapping Tool</p>

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.					
<p>The primary areas of greatest need were established on the basis of their conformity to the performance and implementation requirements in the Department of Housing and Urban Development [Docket No. FR-5447-N-01]. The areas of greatest need continue to be those areas identified in the City of Lauderhill's NSP1. Generally, all of the following areas have the most needy score of 19 or 20, which is above the state minimum threshold of 17. For NSP3, these areas are prioritized below.</p> <p>Priority 1 Areas</p>					
Census Track	Number of Housing Units	Need Score	120% AMI or below	% 90 days delinquent or in Foreclosure	REO
603.02 603.03 603.04 604.01	9,296	19.99	85.43%	23.13%	140

604.02					
604.03					
412.00					
Priority 2 Areas					
Census Track	Number of Housing Units	Need Score	120% AMI or below	% 90 days delinquent or in Foreclosure	REO
413	1811	20	73.13%	25.4%	50
Priority 3 Areas					
Census Track	Number of Housing Units	Need Score	120% AMI or below	% 90 days delinquent or in Foreclosure	REO
601.08 601.10 601.14 603.01	12,638	20	65.03%	20.21%	257
<p>Home values: Home values steadily decreasing - according to Zillow Home Value Index, the current percentage of decreased value is 91.9% for all homes. In 2007 the highest average home value index was \$170,000. As of December of 2010 the average home value index is \$53,300.</p> <p>Vacancy Rate: A combination of all priority areas is 1%.</p> <p>Rental Market: Rental rates escalating - according to Zillow Quarter over quarter (q-o-q) for 2010 5.3% . January 2010 average rental rate \$980; December 31, 2010 average rental rate \$1,000.</p> <p>Unemployment: Persistent unemployment - according to the Department of Labor's Local Area Unemployment Statistics for Lauderhill, unemployment rates have steadily increased: November 2006 unemployment was at 3.6% compared to November 2010's unemployment rate at 11.4%</p>					

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	In context of local law, the City of Lauderhill law does not define the term "blighted structure." For the purposes of the NSP program, any building that meets the City of Lauderhill's definition of "Unsafe Structures" will qualify as a blighted structure. Local law defines an "Unsafe Structure" as follows: "Buildings or structures that are unsafe, unsanitary or deficient in adequate facilities for means of egress, or which constitute a fire or windstorm hazard, or illegal or improper use, occupancy or maintenance, or which do not comply with the provisions of the minimum housing standards, or which have been substantially damaged by the elements, acts of God, fire, explosion or otherwise, shall be deemed unsafe buildings and a permit shall be obtained to demolish the structure or bring the building to comply with the applicable codes." This definition falls within the HUD definition of "blighted structure," which is as follows: A structure is blighted when it

	exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.
Affordable Rents	<p>Rents that do not exceed 30% of gross household for families earning 50% AMI as determined by HUD with adjustments for number of bedrooms in the unit as more particularly described in 24 CFR Part 92.252.b.1.</p> <p>The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the Fort Lauderdale, FL Metropolitan Statistical Area (MSA).</p>

Descriptions

Term	Definition																		
Long-Term Affordability	<p>The City of Lauderhill will utilize the affordability requirements of the HOME program for prescribing the periods of continued affordability for NSP assisted activities.</p> <p>Homeownership Programs:</p> <table> <tr> <td>Subsidy/Assistance Amount</td><td>Period of Affordability</td></tr> <tr> <td><\$15,000</td><td>5 years</td></tr> <tr> <td>\$15,000-\$40,000</td><td>10 years</td></tr> <tr> <td>\$40,000+</td><td>15 years</td></tr> </table> <p>Rental Programs:</p> <table> <tr> <td>Subsidy/Assistance Amount</td><td>Period of Affordability</td></tr> <tr> <td><\$15,000/unit</td><td>5 years</td></tr> <tr> <td>\$15,000-\$40,000/unit</td><td>10 years</td></tr> <tr> <td>\$40,000+/unit</td><td>15 years</td></tr> <tr> <td>New construction</td><td>20 years</td></tr> </table> <p>For both rental and homeownership programs utilizing NSP funds, the City of Lauderhill will utilize mortgages and restrictive covenants to ensure continued affordability of NSP assisted housing. Any funds recaptured from NSP activities will be administered consistent with the requirements of NSP3</p>	Subsidy/Assistance Amount	Period of Affordability	<\$15,000	5 years	\$15,000-\$40,000	10 years	\$40,000+	15 years	Subsidy/Assistance Amount	Period of Affordability	<\$15,000/unit	5 years	\$15,000-\$40,000/unit	10 years	\$40,000+/unit	15 years	New construction	20 years
Subsidy/Assistance Amount	Period of Affordability																		
<\$15,000	5 years																		
\$15,000-\$40,000	10 years																		
\$40,000+	15 years																		
Subsidy/Assistance Amount	Period of Affordability																		
<\$15,000/unit	5 years																		
\$15,000-\$40,000/unit	10 years																		
\$40,000+/unit	15 years																		
New construction	20 years																		
Housing Rehabilitation Standards	All housing rehabilitation activities assisted by NSP funds will meet federal Housing Quality Standards guidelines and City of Lauderhill building codes.																		

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$375,152.25

Total NSP3 Award: \$1,500,609

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

The City intends to allocate \$375,152.25 (25% of its NSP funds) to facilitate the purchase and rehabilitation of properties to house individuals and families whose incomes do not exceed 50 percent of the area median income.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income)?	no
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	N/A
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., ≤ 120% of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	N/A
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	N/A

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.
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Response:

The City of Lauderhill NSP3 15-day public comment period will commence Tuesday, February 8, 2011 and end Wednesday, February 23, 2011. A copy of the NSP application is located at the Office of the City Clerk located at Lauderhill City Hall, 5581 W. Oakland Park Blvd.; Lauderhill, Florida. In addition, the NSP3 substantial amendment is posted to the City's website at www.lauderhill-fl.gov. Citizens are encouraged to comment upon the proposed substantial amendments and proposed strategies for the use of NSP3 funds.

Prior to adoption, the City of Lauderhill Commission will hold a public hearing on the proposed amendments. The public hearing will take place on February 14, 2011 at 7:00pm in the Commission Chambers at City Hall. Interested parties are encouraged to attend and participate.

For additional information on this hearing, please contact the City of Lauderdale, Business and Neighborhood Enrichment Division at 954-714-3125. In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons with disabilities needing special accommodation to participate in this hearing should contact the Office of City Clerk at 954-730-3010 for assistance.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled “Activity Number 4,” “Activity Number 5,” “Activity Number 6,” and “Activity Number 7.” If you are unsure how to delete a table, see the instructions [above](#).

The field labeled “Total Budget for Activity” will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the “Performance Measures” component of the activity tables below.

Activity Number 1	
Activity Name	Purchase Assistance (51-120%AMI)
Uses	Select all that apply:
	<input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201 (n): Direct Homeownership Assistance (as modified for NSP) (n) Homeownership assistance. CDBG funds may be used to provide direct homeownership assistance to low-or moderate-income households in accordance with section 105(a) of the Act. (As modified)
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	Financing Mechanism 51-120%AMI This activity sets aside funds for households at 51-120% of the area median income (AMI) Addressing Local Market Conditions The activity is designed to address the abundance of vacant and foreclosed properties in the City by facilitating purchase by qualified moderate and middle income buyers with conventional, FHA and other approved loan products with responsible lending guidelines. It will address the market demand for quality affordable housing.

Terms of Financial Assistance

Applicants will be required to contribute a minimum of 1% or more depending on the first mortgage closing requirements.

NSP assistance will be mortgage buy down, interest buy down or in the form of a ten year, 0% interest, deferred payment loan secured by a second mortgage and promissory note. Assistance will be up to \$30k for a household between 81% - 120% of the AMI and up to \$40K for a household between 51% and 80% of the AMI. The loan is forgivable in its entirety at the end of the affordability period which begins from the date of settlement provided the title remains under the ownership of original purchaser.

There will be no yearly write-down of the loan. Repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during the affordability period. Where the City provides first mortgage financing, the City will make available NSP assistance in the form of a loan ranging from 0 to 4% interest with a term not to exceed 30 years.

Applicants will locate and abandoned and/or foreclosed upon residential property within City limits then obtain pre-qualification from their lender who has agreed to comply with established underwriting criteria that outlines responsible lending guidelines and sets limitations on fees. Lending programs are prime, FHA or portfolio loans used to meet the lenders Community Reinvestment Act goals. Applicants are responsible for the upfront fee associated with the credit report or loan application fee required by lenders in the form of a money order or cashier's check.. The City of Lauderhill inspects the property to ensure compliance with housing standards and underwrites loan based on all financial commitments provided to homeowner. The City will process applications on a first-come, first-ready, first-serve basis taking into consideration any pre-established priority based on the "areas of greatest need" assessment. If the City of Lauderhill inspector determines that the property has a code violation(s) and/or is not meeting the safe, sound, and sanitary standards, then the property must be purchased and rehabilitated through a City program before the owner can occupy.

To enforce long-term affordability standards, the City will employ recapture provisions.

Tenure of Beneficiaries

Beneficiaries will become owners of property.

Eligible Properties

Single-family detached homes, condos, town homes and villas that are foreclosed upon and vacant are eligible to be purchased with NSP assistance. NSP requires that the property must be at least 60 days delinquent on its mortgage and the owner has been notified; or the property owner is 90 days

	<p>or more delinquent on tax payments; or under state or local law, foreclosure proceedings have been initiated or completed; or foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, developer, or end user. The City will allow the purchase of properties that meet HUD's/NSP property eligibility requirements which must also meet HUD's 1% discount requirement.</p> <p>The property must be located within the City of Lauderhill and must meet Housing Quality Standards as per 24 CFR 982.401. If the property does not meet such standards, the property must undergo rehabilitation under NSP-funded rehabilitation program.</p> <p>Eligible Applicants The eligible applicants will be homebuyers selected in the order in which they applied to the program and will be assisted on a first-qualified, first-served basis. The household income must be 120% or less of HUD's Area Median Income adjusted for family size and the buyer must be able to afford a monthly payment based on income and debt. The buyer must not hold title to another residential property at time of closing.</p> <p>Homeownership Counseling Certificate of 8-hour homeownership counseling completion is required prior to loan closing and must occur with HUD approved counseling agencies.</p> <p>Local Vicinity Hiring To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.</p>	
Location Description	The City's NSP Priority 1, 2 and 3 census tracts all of which have 19 or 20 need scores.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$174,847.75
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity		\$174,847.75
Performance Measures	8 units purchased	
Projected Start Date	May 1, 2011	
Projected End Date	April 30, 2014	
Responsible Organization	Name	City of Lauderhill
	Location	5581 W. Oakland Park Blvd.; Lauderhill, FL 33313
	Administrator Contact Info	Kennie Hobbs, Jr. 954-730-3030 khobbs@lauderhill-fl.gov

Activity Number 2	
Activity Name	Purchase Assistance (50% or less AMI)
Uses	Select all that apply: <input checked="" type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201 (n): Direct Homeownership Assistance (as modified for NSP) (n) Homeownership assistance. CDBG funds may be used to provide direct homeownership assistance to low-or moderate-income households in accordance with section 105(a) of the Act. (As modified)
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	<p>Financing Mechanism 50% or less AMI This activity sets aside funds for households at or below 50% of the area median income (AMI)</p> <p>Addressing Local Market Conditions The activity is designed to address the abundance of vacant and foreclosed properties in the City by facilitating purchase by qualified moderate and middle income buyers with conventional, FHA and other approved loan products with responsible lending guidelines. It will address the market demand for quality affordable housing.</p> <p>Terms of Financial Assistance Applicants will be required to contribute a minimum of 1% or more depending on the first mortgage closing requirements.</p> <p>NSP assistance will be mortgage buy down, interest buy down or in the form of a ten year, 0% interest, deferred payment loan secured by a second mortgage and promissory note. Assistance will be 20% of the purchase price up to \$50,000 whichever is less. The loan is forgivable in its entirety at the end of the affordability period which begins from the date of settlement provided the title remains under the ownership of original purchaser.</p> <p>There will be no yearly write-down of the loan. Repayment of the loan is due if the home is sold, title is transferred or conveyed, or the home ceases to be the primary residence of the owner during the affordability period. Where the City provides first mortgage financing, the City will make available NSP assistance in the form of a loan ranging from 0 to 7.75% interest with a term not to exceed 30 years.</p> <p>Applicants will locate and abandoned and/or foreclosed upon residential property within City limits then obtain pre-qualification from their lender who has agreed to comply with established underwriting criteria that outlines responsible lending guidelines and sets limitations on fees. Lending programs</p>

	<p>are prime, FHA or portfolio loans used to meet the lenders Community Reinvestment Act goals. Applicants are responsible for the upfront fee associated with the credit report or loan application fee required by lenders in the form of a money order or cashier's check.. The City of Lauderhill inspects the property to ensure compliance with housing standards and underwrites loan based on all financial commitments provided to homeowner. The City will process applications on a first-come, first-ready, first-serve basis taking into consideration any pre-established priority based on the "areas of greatest need" assessment. If the City of Lauderhill inspector determines that the property has a code violation(s) and/or is not meeting the safe, sound, and sanitary standards, then the property must be purchased and rehabilitated through a City program before the owner can occupy.</p> <p>To enforce long-term affordability standards, the City will employ recapture provisions.</p> <p>Tenure of Beneficiaries Beneficiaries will become owners of property.</p> <p>Eligible Properties Single-family detached homes, condos, town homes and villas that are foreclosed upon and vacant are eligible to be purchased with NSP assistance. NSP requires that the property must be at least 60 days delinquent on its mortgage and the owner has been notified; or the property owner is 90 days or more delinquent on tax payments; or under state or local law, foreclosure proceedings have been initiated or completed; or foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, sub-recipient, developer, or end user. The City will allow the purchase of properties that meet HUD's/NSP property eligibility requirements which must also meet HUD's 1% discount requirement.</p> <p>The property must be located within the City of Lauderhill and must meet Housing Quality Standards as per 24 CFR 982.401. If the property does not meet such standards, the property must undergo rehabilitation under NSP-funded rehabilitation program.</p> <p>Eligible Applicants The eligible applicants will be homebuyers selected in the order in which they applied to the program and will be assisted on a first-qualified, first-served basis. The household income must be 50% or less of HUD's Area Median Income adjusted for family size and the buyer must be able to afford a monthly payment based on income and debt. The buyer must not hold title to another residential property at time of closing.</p> <p>Homeownership Counseling Certificate of 8-hour homeownership counseling completion is required prior to loan closing and must occur with HUD approved counseling agencies.</p>
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	Local Vicinity Hiring To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.	
Location Description	The City's NSP Priority 1, 2 and 3 census tracts all of which have 19 or 20 need scores.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$175,152.25
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity		\$175,152.25
Performance Measures	10 units purchased	
Projected Start Date	May 1, 2011	
Projected End Date	April 30, 2014	
Responsible Organization	Name	City of Lauderdale
	Location	5581 W. Oakland Park Blvd.; Lauderdale, FL 33313
	Administrator Contact Info	Kennie Hobbs, Jr. 954-730-3030 khobbs@lauderdale-fl.gov
Activity Number 3		
Activity Name	Acquisition and Rehabilitation (51% - 120% AMI)	
Use	Select all that apply:	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
	<input type="checkbox"/>	Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition and 24 CFR 570.202 Rehabilitation	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	The City plans to purchase and rehabilitate foreclosed or vacant homes and provide them for resale or rent to eligible clients using a grantee-driven homeownership program where buyers purchase from the City and a buyer-driven homeownership program where eligible buyers can purchase from the lender a foreclosed home that does not need substantial repair. Deferred interest-free mortgages will be provided to assist in making the homes affordable.	
	Rental units will be rented to low incomes families whose income does not exceed 50% of HUD's AMI adjusted for family size. At least 25% of initial funding will benefit 50% of the AMI or below. It is anticipated that 15 units will be resold for homeownership 3 units are projected for demolition and 5 units are anticipated to be utilized as rentals.	
	No resident displacement or relocation will take place with this activity as all	

	homes purchased must be vacant.	
	To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.	
Location Description	The City's NSP Priority 1, 2 and 3 census tracts all of which have 19 or 20 need scores.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$700,000
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity		\$700,000
Performance Measures	6 units	
Projected Start Date	May 1, 2011	
Projected End Date	April 30, 2014	
Responsible Organization	Name	City of Lauderhill
	Location	5581 W. Oakland Park Blvd.; Lauderhill, FL 33313
	Administrator Contact Info	Kennie Hobbs, Jr. . 954-730-3030 khobbs@lauderhill-fl.gov

Activity Number 4	
Activity Name	Acquisition and Rehabilitation (50% or less AMI)
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(a) Acquisition and 24 CFR 570.202 Rehabilitation
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)
Activity Description	<p>The City plans to purchase and rehabilitate foreclosed or vacant homes and provide them for resale or rent to eligible clients using a grantee-driven homeownership program where buyers purchase from the City and a buyer-driven homeownership program where eligible buyers can purchase from the lender a foreclosed home that does not need substantial repair. Deferred interest-free mortgages will be provided to assist in making the homes affordable.</p> <p>Rental units will be rented to low incomes families whose income does not exceed 50% of HUD's AMI adjusted for family size. At least 25% of initial funding will benefit 50% of the AMI or below. It is anticipated that 15 units will be resold for homeownership 3 units are projected for demolition and 5 units</p>

	<p>are anticipated to be utilized as rentals.</p> <p>No resident displacement or relocation will take place with this activity as all homes purchased must be vacant.</p> <p>To the maximum extent possible, the City will utilize Section 3 guidelines to hire people/businesses from the local vicinity to carry out any aspect of this activity should the need arise for additional employees or contractors.</p>	
Location Description	The City's NSP Priority 1, 2 and 3 census tracts all of which have 19 or 20 need scores.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$200,000
	(Other funding source)	\$0
	(Other funding source)	\$0
Total Budget for Activity	\$200,000	
Performance Measures	6 units	
Projected Start Date	May 1, 2011	
Projected End Date	April 30, 2014	
Responsible Organization	Name	City of Lauderdale
	Location	5581 W. Oakland Park Blvd.; Lauderdale, FL 33313
	Administrator Contact Info	Kennie Hobbs, Jr. . 954-730-3030 khobbs@lauderdale-fl.gov

Activity Number 5	
Activity Name	Demolition of Foreclosed Properties
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking
	<input checked="" type="checkbox"/> Eligible Use D: Demolition
	<input type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24 CFR 570.201(d) Clearance for blighted structures
National Objective	Low Moderate Middle Income Area Benefit (LMMA)
Activity Description	This activity allows for the demolition of blighted structures within the City of Lauderdale. At no point is it contemplated to exceed the 10% limit for demolition activities included for NSP3 funding.
Location Description	The City's NSP Priority 1, 2 and 3 census tracts all of which have 19 or 20 need scores.

Budget	Source of Funding	Dollar Amount
	NSP3	\$100,609
	(Other funding source)	\$0.00
	(Other funding source)	\$0.00
Total Budget for Activity		\$100,609
Performance Measures	3 to 5 housing units	
Projected Start Date	May 1, 2011	
Projected End Date	April 30, 2011	
Responsible Organization	Name	City of Lauderhill
	Location	5581 W. Oakland Park Blvd; Lauderhill, FL 33313
	Administrator Contact Info	Kennie Hobbs, Jr. . 954-730-3030 khobbs@lauderhill-fl.gov

Activity Number 6		
Activity Name	ADMINISTRATION	
Use	Select all that apply: N/A	
	<input type="checkbox"/>	Eligible Use A: Financing Mechanisms
	<input type="checkbox"/>	Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/>	Eligible Use C: Land Banking
	<input type="checkbox"/>	Eligible Use D: Demolition
	<input type="checkbox"/>	Eligible Use E: Redevelopment
CDBG Activity or Activities	Program Administration: Administrative duties relative to the overall grant program and fair housing activities. This activity is assumed to benefit low and moderate income persons and is eligible under 24 CFR section 570.206.	
National Objective	Administration is exempt from meeting a National Objective	
Activity Description	Planning and Administration	
Location Description	The City's NSP Priority 1, 2 and 3 census tracts all of which have 19 or 20 need scores.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$150,000
	(Other funding source)	\$0.00
	(Other funding source)	\$0.00
Total Budget for Activity		\$150,000
Performance Measures	N/A	
Projected Start Date	May 1, 2011	
Projected End Date	April 30, 2014	
Responsible Organization	Name	City of Lauderhill
	Location	5581 W. Oakland Park Blvd; Lauderhill, FL 33313
	Administrator Contact Info	Kennie Hobbs, Jr. . 954-730-3030 khobbs@lauderhill-fl.gov

8. Certifications

Certifications for State and Entitlement Communities

(1) **Affirmatively further fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.

(2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.

(3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

(4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.

(5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.

(6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.

(7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.

(8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.

(9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]

(10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.

(11) **The jurisdiction certifies:**

- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Signature/Authorized Official

Date

City Manager
Title

Certifications for Non-Entitlement Local Governments

- (1) **Affirmatively further fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.
- (10) **The jurisdiction certifies:**
 - a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
 - b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect

to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(11) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(12) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

(13) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

(14) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(15) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(16) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.

Signature/Authorized Official

Date

City Manager

Title

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
• With the highest percentage of home foreclosures?	<input checked="" type="checkbox"/>
• With the highest percentage of homes financed by subprime mortgage related loan?; and	<input checked="" type="checkbox"/>
• Identified by the grantee as likely to face a significant rise in the rate of home foreclosures?	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
<i>ONLY Applicable for States:</i> Did you include the needs of all entitlement communities in the State?	<input type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	<div style="background-color: #cccccc; width: 100px; height: 20px; margin: 0 auto;"></div>
• Blighted structure in context of state or local law,	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> • Affordable rents, • Ensuring long term affordability for all NSP funded housing projects, • Applicable housing rehabilitation standards for NSP funded projects 	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
• The planned activity,	<input type="checkbox"/>
• The number of units that will result in displacement,	<input type="checkbox"/>
• The manner in which the grantee will comply with URA for those residents?	<input type="checkbox"/>

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	

• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input checked="" type="checkbox"/>
• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>

ATTACHMENT 1

